

DATE: [Current Date]

TO: [Tenant Name]

ADDRESS: [Rental Property Address]

UNIT: [Unit Number]

RE: NOTICE OF EVICTION LAWSUIT (UNLAWFUL DETAINER)

Dear [Tenant Name],

This letter serves as formal notification that [Property Management Company/Landlord Name] has filed a legal eviction lawsuit against you in the [Name of Court] Court. The case number is [Case Number].

This action has been taken due to your failure to comply with the previous notice served to you on [Date Previous Notice Served] regarding:

- Non-payment of rent totaling \$[Amount Owed]
- Violation of lease terms: [Brief Description of Violation]
- Failure to vacate after lease expiration/termination

COURT HEARING INFORMATION:

A court hearing has been scheduled for:

DATE: [Hearing Date]

TIME: [Hearing Time]

LOCATION: [Courtroom/Address]

If you fail to appear in court on the date listed above, a default judgment may be entered against you. This will allow the Property Manager to obtain a Writ of Possession to have you removed from the property by a Sheriff or Constable.

To avoid further legal action and additional court costs, you must vacate the premises and return all keys to the management office no later than [Move Out Deadline Date].

Please contact our office immediately at [Phone Number] if you wish to discuss this matter or settle the outstanding balance.

Sincerely,

[Your Name/Authorized Representative]

[Property Management Company Name]

[Contact Email]